

Pleasant Hill Housing Element

Appendix F: Approval Status of Projects and Rezoning Listed in Table H22

Parcel(s)	Address	Development Status	Potential for Very Low and Low Income Housing
149-110-030, 031, 033, 038-043, 051	Jewell Lane (various) R	As of January 2003, four proposals are being reviewed by the Redevelopment Agency. Decision will be made February 24.	Yes, 12 low income units proposed.
150-150-071	67 Woodsworth Lane R	Property has been purchased by the Redevelopment Agency and is available for development.	Yes, 2 very low income units proposed.
149-230-005	1700 Oak Park Boulevard R	City and Redevelopment Agency have an agreement with the County for development and expect to go out for developers in 2003.	Yes, 28 lower income units proposed.
149-130-029	572 Beatrice Road R	City and Redevelopment Agency have an agreement with the County for development and expect to make a firm development decision in 2003.	Yes, 12 low income units proposed.
149-100-042, 043, 062, 064	41, 55 Katie Court 170/4 Cleaveland R	As of January 2003, four proposals are being reviewed by the Redevelopment Agency. Decision will be made February 24.	Yes, 2 low income units proposed.
149-021-045	Cleaveland Road (Gallery Walk)	Construction 90 percent complete.	No. Twelve deed-restricted Moderate Income Ownership Units provided.
148-090-004	100 Hookston (Village Sq. II)	Built and occupied.	Yes, 2 low income units provided.
153-030-070	100 Chilpancingo (BRIDGE Hsng)	Scheduled for occupancy in April 2003.	Yes, 70 very low income units provided.
153-040-013	Stubbs Road	Under construction and expected to be completed in September 2003.	Yes, 2 low income units provided.
148-100-050	207 and 205 Coggins Dr.	Application approved and construction scheduled for September.	Yes, 9 very low income units required and approved.
149-051-003, 004, 011	2150 Pleasant Hill Road	There has been developer interest in the property, and pre-application inquiries have been made to the City.	No.
152-070-014	Camino Las Juntas	There has been developer interest in the property, and pre-application inquiries have been made to the City.	No.
152-060-021	Taylor Bd./PH Rd (Mangini-Delu)	Property owner and developer have prepared preliminary plans and are moving forward with development proposals.	No.
153-060-010	1525 Roche Drive	The City processed a minor subdivision in 2001 to prepare the site for development.	No.
65 parcels	Citywide	One application received and approved for 3 dwelling units.	No.
Second Units	Citywide	--	Yes, potential for 10 low income units citywide by mid-2006, as shown on Table H22.

R These five sites are in Redevelopment Areas. The numbers in this Appendix and Table H22 are based on the set-aside requirements and the developer proposals. The lower-income units will be deed-restricted to assure affordability. At the Jewell Lane and Katie Court projects, as required by redevelopment law, 20 percent of the tax increment will be used to provide affordable housing – in this case, 14 units of low income housing. The proposals being reviewed include low-income units ranging from second units above garages to typical units within the development. Subsequent to the selection of the Jewell Lane and Katie Court developer, the Agency will solicit proposals for the Oak Park Boulevard and Beatrice Road projects. Tax increment funds will be used to provide the 12 low-income units at Beatrice Court and the 28 lower income units at Oak Park Blvd. Development of the Oak Park Blvd. site is further governed by a contract between Pleasant Hill, which controls the use of the site, and Contra Costa County, which owns the site.